



Westfield-Washington
Advisory Plan Commission
First Monthly Meeting
October 17, 2011
1111-PUD-05

Petition Number: 1111-PUD-05

Subject Site Address: 700 feet west of the intersection of Tomlinson Road and Blackburn Road

Petitioner: Mainstreet Property Group, LLC

Representative: CJ Lukaart, Ed Grogg,

Request: Change in zoning from the OI-PD District to Mainstreet at Grand Park PUD District on 7 acres.

Current Zoning: Open Industrial – Planned Development

Current Land Use: Agriculture

Approximate Acreage: 7 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Mainstreet at Grand Park PUD
4. Petitioner's Proposal

Staff Reviewer: Andrew Murray, *Planner I*

Petition History

This petition was introduced before the City Council on October 10, 2011 and will receive a public hearing on October 17, 2011 at the Advisory Plan Commission Meeting.

Procedural

- Rezone petitions are required to be considered at a public hearing. The public hearing for this petition will be held on October 11, 2011 at the Advisory Plan Commission meeting.
- Notification of the October 11, 2011 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.
- A recommendation from the Advisory Plan Commission to the City Council may be made at the November 7, 2011 meeting in regard to the proposed PUD.



Project Description

The subject property consists of approximately 7 acres and is located 700 feet west of the intersection of Tomlinson Road and Blackburn Road (the "Property"). The Property is currently zoned Open Industrial – Planned Development. The City's economic development team has been working diligently with Mainstreet Property Group, LLC (the "Business") to find a suitable location for the Business. The Business is proposing to locate to the Property, which is the southeastern border of Grand Park. The proposed PUD is one of the steps necessary to accommodate the new Business. This proposal will default to the Westfield-Washington Township Zoning Ordinance, while seeking modifications to permitted uses, front yard setback, building materials and buffer yard planting requirements.

Public Policy

Comprehensive Plan

The Family Sports Capital of America Addendum II to the Westfield – Washington Township Comprehensive Plan states that healthcare facilities are supporting land uses to Grand Park.

Thoroughfare Plan

The Westfield – Washington Township Thoroughfare Plan roadway classification map identifies the future 186th Street as a "Collector Street". Collector streets serve as a balanced role with respect to mobility and access. As the name implies, they collect traffic from local roads and provide a link with arterials. 186th Street will also serve as access to Grand Park.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is within a 5 year TOT well head protected area.



Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. Conduct the public hearing for the PUD amendment.
2. No action is required at this time.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.